

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address 4 Breese Road LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$650,000

### Median sale price

Median price \$610,000 House x Suburb Langwarrin

Period - From 1 Jan 2018 to Current Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

- A** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 Monique Drive LANGWARRIN VIC 3910	\$606,000	29 Oct 2018
135 Centre Road LANGWARRIN VIC 3910	\$608,000	24 Oct 2018
25 Panoramic Drive LANGWARRIN VIC 3910	\$627,500	24 Aug 2018